

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY GENERALLY KNOWN AS THE MCDONALD-DOUGHTIE HOUSE  
3 LOCATED AT 1616 NORTHWOOD ROAD IN THE WINDSOR ROAD  
4 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-  
5 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO FAMILY  
6 RESIDENCE-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (SF-3-H-NP)  
7 COMBINING DISTRICT.

8  
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
13 district to family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining  
14 district on the property described in Zoning Case No. C14H-2017-0082, on file at the  
15 Planning and Zoning Department, as follows:

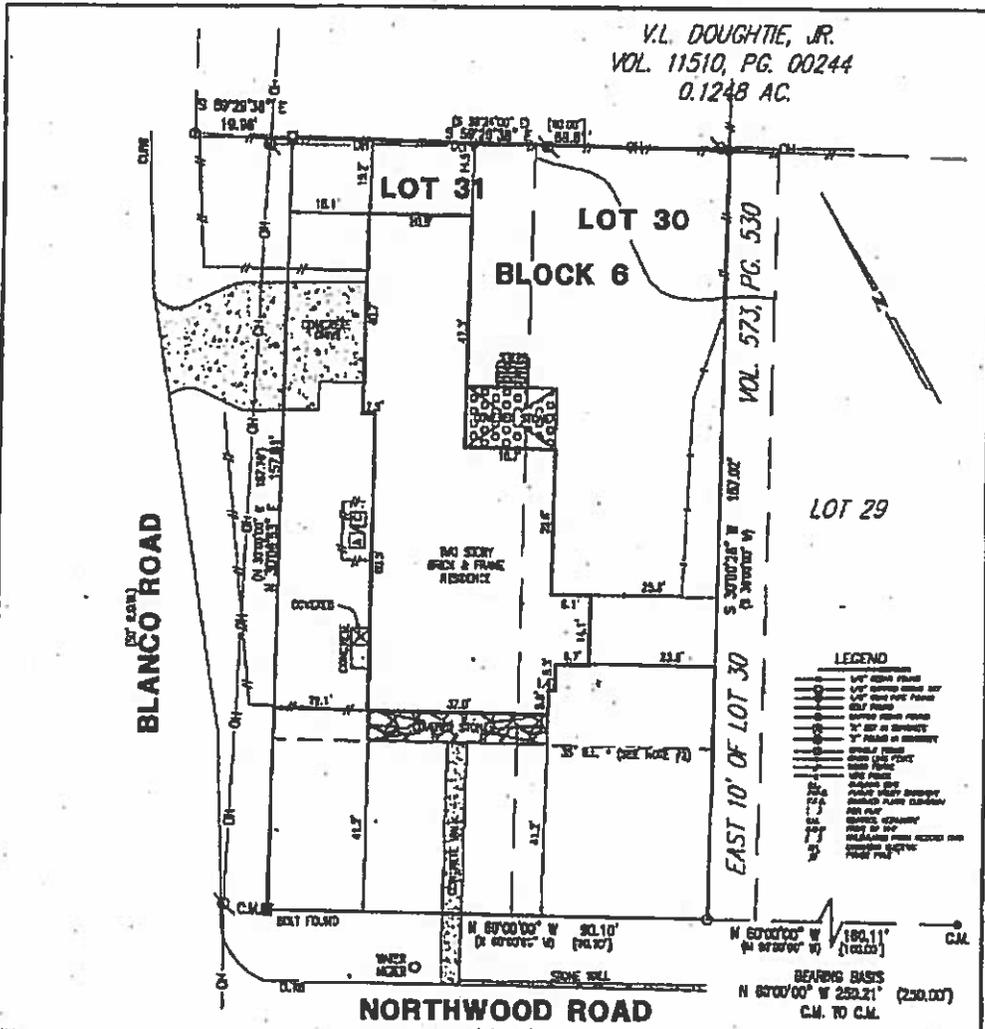
16  
17 Lot 30 and 31, Block 6, Edgemont Subdivision, a subdivision in Travis County,  
18 Texas, according to the map or plat of record in Volume 3, Page 131, of the Plat  
19 Records of Travis County, Texas, save and except the east 10 feet of Lot 30 as  
20 conveyed in the Deed recorded in Volume 573, Page 530, of the Deed Records of  
21 Travis County, Texas, as described in Exhibit “A” incorporated into this ordinance  
22 (the “Property”),

23  
24 generally known as the McDonald-Doughtie House, locally known as 1616 Northwood  
25 Road in the City of Austin, Travis County, Texas, and generally identified in the map  
26 attached as Exhibit “B”.

27  
28 **PART 2.** Except as otherwise provided in this ordinance, the Property is subject to  
29 Ordinance No. 20100923-103 that established zoning for the Windsor Road neighborhood  
30 plan.



V.L. DOUGHTIE, JR.  
VOL. 11510, PG. 00244  
0.1248 AC.



Notes:  
1) Subject to restrictions and easement rights as stated in V.428, P.200 Book Records.  
2) 4' - Per Vol. 428, Pg. 236, any building built on the premises shall face Northwood Road and the front building line shall be 35 feet from the property (but provided, however, that the slope and gallery in front of the front door may extend from said front building line toward said property line and to exceed 12 feet and, provided further, that in case of corner lots, the side line - not the front line - at the rear corner proper, including gallery and steps may approach the property line to within 35 feet.  
3) Subject to Mated type telephone easement per 443/322.

**LEGAL DESCRIPTION:**  
LOT 30 AND 31, BLOCK 6, OF EDDENHOLE, A SUBDIVISION IN TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN OF RECORD IN VOL. 3, PAGE 131, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID AND EXCEPT THE EAST 10' OF LOT 30 AS COMMANDED IN THE DEED RECORDED IN VOL. 573, PAGE 539 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.



*Victor M. Garza*  
I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original plat or map of record in the public records of the State of Texas, and that the same is a true and correct copy of the original plat or map of record in the public records of the State of Texas, and that the same is a true and correct copy of the original plat or map of record in the public records of the State of Texas.

**PLAT CERTIFICATION**  
THIS PLAT IS HEREBY CERTIFIED AS BEING A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT OR MAP OF RECORD IN THE PUBLIC RECORDS OF THE STATE OF TEXAS, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT OR MAP OF RECORD IN THE PUBLIC RECORDS OF THE STATE OF TEXAS, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT OR MAP OF RECORD IN THE PUBLIC RECORDS OF THE STATE OF TEXAS.

STREET ADDRESS: 1418 NORTHWOOD ROAD CITY: ALUSTON COUNTY: TARRANT STATE OF TEXAS  
 REFERENCE MAP: CRAIG A. BUEWALL, NICKY L. SCHROEDER DATE FINAL: 03/08/12 THE ADDED EDPO & TRICES: 03/07/13  
 G.F. #: 100320-NAY  
 B & G SURVEYING, P.C. P.M. REGISTRATION NO. 002143-01  
 JOB #: 60309315.TA DATE: 8/27/12 SCALE: 1" = 20'  
 WWW.BANDGSURVEY.COM  
 1401 West North Loop Blvd. Austin, Texas 78758  
 Office 512-463-6263, Fax 512-463-6861

**EXHIBIT A**

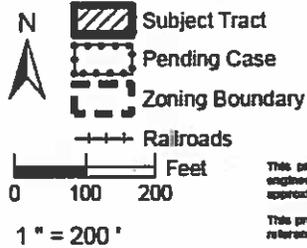
LOCATION MAP



**ZONING**

Case#: C14H-2017-0082

**EXHIBIT B**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding accuracy or completeness.



Created: 7/18/2017